# Good Growth Compact

## Purpose

This draft Compact is a commitment from the NSW Government, the Good Growth Alliance and other councils, community and industry organisations to work together in 2020 to encourage good growth in Sydney.

The Compact was developed through the Good Growth Summit on 4 November 2019.

## Background

By 2056, the population of Sydney is estimated to be 8 million, an increase from our current population of 5 million. Good growth will ensure that Sydney continues to evolve and change to become a truly sustainable, inclusive and liveable city.

Growth over the last 10-20 years has presented challenges and opportunities. The Good Growth Alliance was formed in 2018 to encourage a broad commitment to growth in Sydney which benefits the community and is built upon sustainable, transparent and consistent decision making.

The Good Growth Alliance includes the Property Council of Australia, the Committee for Sydney and the Sydney Business Chamber joined with the Community Housing Industry Association, Homelessness NSW and Shelter NSW.

The Good Growth Alliance commends the Minister for hosting a Good Growth Summit to create a better Sydney. The Summit enabled community, industry, council and government representatives to come together to explore good growth in a collaborative way and commit to working together to achieve it.

## Principles guiding good growth

Principles identified by the Summit to guide good growth in 2020 towards a better Sydney are:

- **Equity and inclusion** – planning for timely, equitable and affordable access to infrastructure, jobs and housing, including for low income and vulnerable communities, to ensure good growth is for everyone
- **Sustainability** – strong economics that produce social progress while supporting and protecting the environment
- **Transparency and consistency** – championing evidence- based decision making that builds understanding, confidence and investment
- **Liveability** – working towards improved environmental quality, design, great public spaces and social well being
- **Collaboration and commitment** – government agencies, councils, industry, community organisations, communities and diverse stakeholders actively engaging, working together and creating partnerships to plan and deliver
- **Loveability** – priority given to attachment and meaning, identity and increasing urbanity, where social connectedness is valued equally with infrastructure connectivity
- **Shared value** – aligning growth with community goals.

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## Themes

To move towards a good growth agenda following a series of speakers, the Summit discussed four key themes. With each theme, the Summit identified:

- big shifts that are required to achieve a good growth future
- key steps to support the big shifts.

During discussions, it was acknowledged that government, councils, industry, community organisations and the community all have roles to play and responsibilities to support good growth in our city. Sometimes it is clear who should lead a particular shift or step, in collaboration with others. In other cases, leadership will itself involve shared responsibility.

The importance of working together on key shifts and steps, as part of building collective stewardship for good growth, was recognised as important to achieving good growth.

### Enhancing strategic coordination

The **big shifts** required to enhance strategic co-ordination are identified as:

1. Achieve an **enduring, coordinated and long- term vision for Sydney** across all levels of government, with specific objectives.

2. Together, engage community and diverse stakeholders earlier, before developing the detail of proposals, to **build social licence.**

3. **Ensure growth for all** – balance the social, economic and environmental outcomes.

4. Advance reforms to increase certainty about directions and requirements for, and financing of, **infrastructure integrated with land use planning** to support growth.

5. Recognise **social and affordable housing as infrastructure**.

**Key steps** required to support those shifts are:

1. Develop a **strong narrative about 'good growth'**.

2. Achieve existing **targets for affordable and social housing** and work towards more ambitious targets so more stakeholders have 'skin in the game'.

3. Consider a more **performance / outcomes-based planning system** with opportunities for transparent incentives.

4. Improve **the transparency and openness** of the planning process, including sharing key planning information and data, explaining trade-offs and engaging early.

5. Provide **technical support** for councils around their housing and urban strategies, including for councillors.

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## Boosting diverse and secure homes

The **big shifts** required to boost diverse and secure housing are identified as:

1. Develop a strategic **whole of government and community vision and approach to housing choice, diversity and supply.**

2. Government (all levels), industry and not for profits to **demonstrate leadership and encourage and create partnerships** through coalitions and shared commitments.

3. Ensure all stakeholders work together to **promote a more positive narrative about social and affordable housing.**

4. **Leverage government owned land** to seek the best community outcomes including increasing housing supply, including social and affordable housing.

5. **Treat housing as essential infrastructure** and explore funding arrangements.

**Key steps** required to support those shifts are:

1. State government to lead the collaborative effort to boost planning policy and **address housing diversity** including social and affordable housing e.g. reinstating this as a Premier's Priority.

2. Develop a **Housing Strategy** with a clear long- term vision, actions, roles and responsibilities, funding commitments, targets and metrics.

3. **Develop a whole of government mechanism** to deliver social and affordable housing, including working with Treasury on how to **achieve better housing outcomes from government owned land.**

4. **Increase security of tenure and quality of housing for renters** including under the *Residential Tenancies Act.*

5. **Align planning policies and tools** to deliver a diversity of housing including social and affordable housing.

6. Establish a **mechanism to leverage government owned land** for social and affordable housing and to create great places – working across government, industry and community housing providers.

## Ensuring sustainable communities

The **big shifts** required to ensure sustainable communities are identified as:

1. **Change the culture of planning and development** to one that plans for inclusive growth and values people.

2. **Recognise social and affordable rental housing as infrastructure** and plan and prioritise budgets similar to those for roads and transport.

3. Develop a clear set of **'metrics that matter'** which address a range of issues across economic and social diversity.

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4. **Build collaboration and partnerships** between councils, the state government, community housing providers and developers to better deliver public and green spaces and housing.

5. Establish **regulation** that is responsive to needs, trends and place.

**Key steps** required to support those shifts are:

1. Review / audit assets that government can bring to the table and explore a **government asset optimisation strategy,** thinking beyond 'highest and best use' with a view to creating community benefits.

2. **Involve community** in setting principles and formalising targets, through strategy to implementation.

3. **Industry** to build in consideration of **delivering public and green spaces**.

4. **Contribution reform** to increase transparency and clarity for industry and providers, underpinned by appropriate infrastructure planning.

## Delivering great places

The **big shifts** required to deliver great places are identified as:

1. Achieve **equitable and inclusive places** that promote meaningful and place-based connections between people, nature and services.

2. Develop a **strategic vision and outcomes- based principles for great places** with all stakeholders and implement this vision.

3. **Highlight and reward exemplar** projects that can demonstrate the benefits of good growth to industry and the broader community.

4. Build a **narrative of place** around connectedness and belonging and First Nations stories.

5. Ensure **public spaces are a key** part of delivering good growth across Sydney.

**Key steps** required to support those shifts are:

1. Identify short, medium and long- term priorities to achieve **an overall strategic vision for public places for Sydney**.

2. Genuinely **involve communities** in developing the vision at a city and local level.

3. Place major focus on identifying **success stories and exemplar projects** (councils, industry, communities), not just high-profile projects.

4. Conduct an **audit of great places** and consider how to align government and industry around these outcomes, including getting rid of legislation that doesn't support achieving great places.

5. **Involve all levels of government** in the strategic vision and realisation of great places.

6. **Use government land** to deliver exemplar projects and public space.

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7. Develop **benchmarks** to measure what matters to support good growth.

8. Development industry to play a major role in **delivering great places** with development that recognises and respects the place and honours the strategic vision for its future.

## Working together

The NSW Government and the Good Growth Alliance are committed to ongoing meaningful collaboration through multi sectoral roundtables and other consultative mechanisms to achieve good growth that enjoys increasing support from communities and stakeholders.

Those organisations present at the Summit are all committed to working together to achieve good growth.

In late 2020, there will be discussions about what progress has been made towards good growth, with a recommitment to next steps to create a better Sydney.